



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

The board members denoted in attendance above represented a quorum. Joya De Foor served as Chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board.

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Consent:

4. Approve Sponsorship for the 2025 City Leaders Summit

5. A Resolution approving a Preliminary Remarketing Circular in connection with The Remarketing of Bonds Issued to Finance a Multifamily Rental Housing project generally known as Bell Ranch (Bell Ranch Apartments), City of Wildomar, County of Riverside (Resolution 25-001)

6. Acceptance of applications for the CMFA Charitable Affordable Housing Grant Program and preliminary approvals of grants (Resolution 25-002):

- Gelt on 3rd LB, LP, (Elevate Long Beach Apartments), City of Long Beach, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- 2245 Amherst LLC, (2245 Amherst Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- 5150 ECR LOS ALTOS, LLC, (Harken Apartments), City of Los Altos, County of Santa Clara; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- SFF 4, LLC, (Terrace View Apartments), City of Daly City, County of San Mateo; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- Standard Summerwood LP, (Summerwood Apartment Homes), City of Hayward, County of Alameda; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- 333 Douglas Street, LP, (333 Douglas Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

- g. SFF3, LLC, (SoFi Redwood Park Apartments), City of Redwood City, County of San Mateo; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- h. Lindley Northridge LLC, (Lindley Parc Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- i. 920 Gramercy Upwell, LP, (The Eaves Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- j. Mansfield Micro LP, (Mansfield Micro Apartments), City of Los Angeles, County of Los Angeles; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.
- k. Coronado Owner, LP, (Coronado Palms Apartments), City of Anaheim, County of Orange; approve application for a proposed grant up to \$10,000 in a Charitable Affordable Housing grant.

Items 4, 5, and 6 were approved together.

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

Regular Agenda:

- 7. Declare the CMFA's intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:
 - a. Kingdom Development, Inc., (Clark Road Apartments), City of Paradise, County of Butte; issue up to \$45,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-003)

Motion by Alexander. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- b. Crescent Meadows, L.P., (Crescent Meadows Apartments), City of Visalia, County of Tulare; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-004)

Motion by Alexander. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- c. FB Crystal Cove, LLC, (Crystal Cove Apartments), City of Moreno Valley, County of Riverside; issue up to \$65,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-005)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- d. George McDonald Court, LP, (George McDonald Court Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-006)

Motion by Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.

- e. Tupelo, LP, (Tupelo Apartments), City of Woodland, County of Yolo; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-007)

This item was pulled from the agenda.

- f. Liberation Park Residences, L.P., (Residences at Liberation Park Apartments), City of Oakland, County of Alameda; issue up to \$125,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-008)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- g. PSII Rehab, LP, (Paseo Senter II Apartments), City of San Jose, County of Santa Clara; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-009)

Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.

- h. New Las Brisas I, L.P., (New Las Brisas I Apartments), City of Signal Hill, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-010)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- i. Century Affordable Development, Inc., (Uptown Acres Phase I Apartments), City of Long Beach, County of Los Angeles; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-011)

Motion by McCarthy. Seconded by Tanner. Motion carries unanimously, without abstentions.

- j. USA Properties Fund, Inc., (Terracina at Decoto Apartments), City of Union City, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-012)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- k. USA Properties Fund, Inc., (Terracina at Newark Station Apartments), City of Newark, County of Alameda; issue up to \$50,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-013)

Motion by Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.

- l. Evelyn Family Housing, L.P., (Evelyn Avenue Phase I Apartments), City of Mountain View, County of Santa Clara; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-014)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- m. Evelyn Family Housing, II L.P., (Evelyn Avenue Phase II Apartments), City of Mountain View, County of Santa Clara; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-015)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- n. Eden Housing, Inc. or an Affiliate, (847 Woodside Apartments), City of Redwood City, County of San Mateo; issue up to \$70,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-016)

Motion by McCarthy. Seconded by Tanner. Motion carries unanimously, without abstentions.

- o. East Laurel, L.P., (East Laurel Phase One Apartments), City of Salinas; County of Monterey, issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-017)

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- p. Eden Housing, Inc., or an Affiliate, (East Laurel Phase Two Apartments), City of Salinas, County of Monterey; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-018)

Motion by McCarthy. Seconded by Adams. Motion carries unanimously, without abstentions.

- q. Evelyn Avenue, L.P., (Evelyn Avenue Apartments), City of Mountain View, County of Santa Clara; issue up to \$90,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-019)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- r. 6033 De Soto, LP, (6033 De Soto Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-020)

Motion by Alexander. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- s. CRP Beverly Gardens LP, (Beverly Gardens Apartments), City of Scotts Valley, County of Santa Cruz; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-021)

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- t. Mercy Housing California 121, LP, (Oceana Terrace Apartments), City of Pacifica, County of San Mateo; issue up to \$40,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-022)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- u. Palmdale Family Housing, L.P., (Palmdale Apartments), City of Palmdale, County of Los Angeles; issue up to \$100,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-023)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- v. Mercy Housing Inc., (Cypress Lane Senior Apartments), City of Paradise, County of Butte; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-024)

This item was pulled from the agenda.

- w. Eden Housing, Inc., (Sereno Village Apartments), City of Vallejo, County of Solano; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-025)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- 8. Authorize the issuance of revenue bonds or other obligations to finance or refinance the following projects, the execution and delivery of related documents, and other related actions:

- a. Poppy Grove I, LP, a California limited partnership, (Poppy Grove I Apartments), City of Elk Grove, County of Sacramento; issue up to \$2,000,000 in multifamily housing revenue bonds. (Resolution 25-026)

This item was pulled from the agenda.

- b. Poppy Grove III, LP, a California limited partnership, (Poppy Grove III Apartments), City of Elk Grove, County of Sacramento; issue up to \$2,250,000 in multifamily housing revenue bonds. (Resolution 25-027)

This item was pulled from the agenda.

- c. Mirka El Camino Real, LP, a California limited partnership, (El Camino Real Affordable Apartments), City of Oceanside, County of San Diego; issue up to \$55,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-028)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- d. Milpitas Pacific Associates, a California limited partnership, (308 Sango Apartments), City of Milpitas, County of Santa Clara; issue up to \$4,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-029)

Motion by McCarthy. Seconded by Tanner. Motion carries unanimously, without abstentions.

- e. Oakland MacArthur Pacific Associates, a California limited partnership, (MacArthur Studios Apartments), City of Oakland, County of Alameda; issue up to \$4,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-030)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- f. Sugar Pine Phase 1B Housing Partners, L.P., a California limited partnership, (Sugar Pine Village Phase 1B Apartments), City of South Lake Tahoe, County of El Dorado; issue up to \$35,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-031)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- g. International Transportation Service, LLC, (International Transportation Service, LLC Port of Long Beach Project), City of Long Beach; County of Los Angeles, issue up to \$350,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-032)

Motion by McCarthy. Seconded by Tanner. Motion carries unanimously, without abstentions.

- h. 69th Street Apartments LP, a California Limited Partnership, (69th Street Apartments), City of Sacramento, County of Sacramento; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-033)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- i. Pismo Terrace, L.P., a California Limited Partnership, (Pismo Terrace Apartments), City of Pismo Beach, County of San Luis Obispo; issue up to \$13,414,789 in tax-exempt and/or taxable revenue bonds. (Resolution 25-034)

Motion by McCarthy. Seconded by Tanner. Motion carries unanimously, without abstentions.

- j. San Jose Bascom Associates, a California Limited Partnership, (2350 S. Bascom Apartments), City of San Jose, County of Santa Clara; issue up to \$3,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-035)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- k. Fremont Pacific Associates, a California Limited Partnership, (Osgood Apartments), City of Fremont, County of Alameda; issue up to \$2,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-036)

Motion by McCarthy. Seconded by Tanner. Motion carries unanimously, without abstentions.

- l. 710 Broadway, LLC, a Delaware Limited Liability Company, (710 Broadway Apartments), City of Santa Monica, County of Los Angeles; issue up to \$9,823,160 in tax-exempt and/or taxable revenue bonds. (Resolution 25-037)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

9. Authorize the giving of a charitable grant pursuant to the CMFA Charitable Affordable Housing Program:
 - a. Vintage Housing Holdings, LLC, (Bella Vista Apartments), City of Richmond, County of Contra Costa; grant up to \$10,000 in a Charitable Affordable Housing grant. (Resolution 25-038)

This item was pulled from the agenda.

10. Authorize the formation of California Municipal Finance Authority Community Facilities District in the City of Modesto and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
 - a. Hold a Public Hearing regarding the formation, bond issuance and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2).
 - b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-039)
 - c. Approve Resolution determining necessity to incur up to \$19,600,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-040)
 - d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-041)
 - e. Announcement of results of election.
 - f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Resolution 25-042)
 - g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2). (Ordinance 25-01)

This item will be continued at the next meeting.

11. Authorize the formation of California Municipal Finance Authority Community Facilities District in the County of Placer and the authorization to issue special tax bonds or other obligations to finance public infrastructure, and other related actions:
 - a. Hold a Public Hearing regarding the formation, bond issuance and appropriation limits for proposed California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch).

The Public Hearing was held with no comments from the public.

- b. Approve Resolution forming California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-043)

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- c. Approve Resolution determining necessity to incur up to \$5,800,000 of indebtedness in and for California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-044)

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- d. Approve Resolution calling a special election in and for California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-045)

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- e. Announcement of results of election.

Results of the election were unanimously in favor.

- f. Approve Resolution declaring results of special election and directing recording of notice of special tax lien in and for California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Resolution 25-046)

Motion by Alexander. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- g. Introduction and Waiving First Reading of Ordinance levying special taxes within California Municipal Finance Authority Community Facilities District No. 2025-1 (County of Placer - Double S Ranch). (Ordinance 25-02)

Motion by McCarthy. Seconded by Alexander. Motion carries unanimously, without abstentions.

- 12. Authorize the issuance and sale of special tax revenue bonds (BOLD Program Series 2025A) in an amount not to exceed \$7,000,000, and related issuance and purchase of special tax bonds issued for and on behalf of California Municipal Finance Authority Community Facilities District No. 2022-18 (City of Elk Grove - Poppy Keys Southwest) in an amount not to exceed \$2,000,000 and California Municipal Finance Authority Community Facilities District No. 2022-19 (City of Elk Grove - Souza Dairy) in an amount not to exceed \$5,000,000, and approving related agreements and actions. (Resolution 25-047)

Motion by McCarthy. Seconded by Adams. Motion carries unanimously, without abstentions.

- 13. Authorize the issuance and sale of special tax revenue bonds (BOLD Series 2025) in an amount not to exceed \$10,500,000 for and on behalf of California Municipal Finance Authority Community Facilities District No. 2020-6 (County of Placer – PV 400) and approving related agreements and actions. (Resolution 25-048)

Motion by McCarthy. Seconded by Adams. Motion carries unanimously, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CMFA

- 14. Administrative Issues.
 - a. Executive Director Report
 - b. Membership Update
 - c. Marketing Update
 - d. Transaction Update
 - e. Legislative Update
 - f. Legal Update
 - g. CalHFA Homeowner Assistance Fund Update

Administrative issues were discussed.

15. Adjournment.

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.



CALIFORNIA MUNICIPAL FINANCE AUTHORITY

Special Meeting Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE CMFA

1. Call to Order and Roll Call.

- Roll call list with names and attendance status (checked/unchecked).

The board members denoted in attendance above represented a quorum. Joya De Foor served as Chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA

Regular Agenda:

3. Declare the CMFA’s intention to incur tax-exempt and/or taxable obligations to finance the following projects and other related actions:

- a. 1047 Crenshaw Blvd, L.P., (The Crenshaw Square Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-049)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- b. Park Place Tower A, LP, (Park Place Tower A Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-050)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- c. Park Place Tower B, LP, (Park Place Tower B Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-051)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- d. Park Place Tower C, LP, (Park Place Tower C Apartments), City of Los Angeles, County of Los Angeles; issue up to \$75,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-052)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- e. 9030-9038 Reading LP, (9030-9038 Reading Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-053)

Motion by Adams. Seconded by Tanner. Motion carries unanimously, without abstentions.

- f. 11218-11222 Califa LP, (11218-11222 Califa Apartments), City of Los Angeles, County of Los Angeles; issue up to \$25,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-054)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- g. 5403 Inglewood LP, (5403 Inglewood Apartments), City of Culver City, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-055)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- h. 537 North Kenmore LP, (537 N Kenmore Apartments), City of Los Angeles, County of Los Angeles; issue up to \$20,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-056)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- i. 12432 Moorpark LP, (12432 Moorpark Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-057)

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

- j. 10953 Whipple LP, (10953 Whipple Apartments), City of Los Angeles, County of Los Angeles; issue up to \$30,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-058)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

- k. MRK Partners, or an affiliate, (Francis Avenue Apartments), City of Los Angeles, County of Los Angeles; issue up to \$60,000,000 in tax-exempt and/or taxable revenue bonds. (Resolution 25-059)

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

C. INFORMATIONAL ITEMS FOR THE CMFA

- 4. Adjournment.

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board.

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I

4. ~~Approve the CMFA Special Finance Agency I FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. ~~Approve the CMFA Special Finance Agency VII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

6. ~~Approve the CMFA Special Finance Agency VIII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. ~~Approve the CMFA Special Finance Agency XII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

F. INFORMATIONAL ITEMS FOR EACH AGENCY

8. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update

c. Legal Update

Administrative issues were discussed.

9. Adjournment.

Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY I

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

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2. Approve Minutes of the meeting(s) of the Board.

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I

4. Approve the CMFA Special Finance Agency I FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. ~~Approve the CMFA Special Finance Agency VII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

6. ~~Approve the CMFA Special Finance Agency VIII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. ~~Approve the CMFA Special Finance Agency XII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

F. INFORMATIONAL ITEMS FOR EACH AGENCY

8. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update
- c. Legal Update

Administrative issues were discussed.

- 9. Adjournment.

Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY VII

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board.

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I

4. ~~Approve the CMFA Special Finance Agency I FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. Approve the CMFA Special Finance Agency VII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

6. ~~Approve the CMFA Special Finance Agency VIII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. ~~Approve the CMFA Special Finance Agency XII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

F. INFORMATIONAL ITEMS FOR EACH AGENCY

8. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update
- c. Legal Update

Administrative issues were discussed.

- 9. Adjournment.

Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY VIII

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board.

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I

4. ~~Approve the CMFA Special Finance Agency I FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. ~~Approve the CMFA Special Finance Agency VII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

6. Approve the CMFA Special Finance Agency VIII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

Motion by Tanner. Seconded by McCarthy. Motion carries unanimously, without abstentions.

E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. ~~Approve the CMFA Special Finance Agency XII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

F. INFORMATIONAL ITEMS FOR EACH AGENCY

8. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update
- c. Legal Update

Administrative issues were discussed.

- 9. Adjournment.

Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.



CMFA SPECIAL FINANCE AGENCY XII

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS

1. Call to Order and Roll Call.

<input checked="" type="checkbox"/> Mr. Bob Adams	<input checked="" type="checkbox"/> Mr. Andrew Alexander
<input checked="" type="checkbox"/> Ms. Joya De Foor	<input type="checkbox"/> Mr. Marc Grisham
<input checked="" type="checkbox"/> Mr. Justin McCarthy	<input type="checkbox"/> Mr. Louis McClure
<input type="checkbox"/> Ms. Deborah Moreno	<input checked="" type="checkbox"/> Mr. Joseph Tanner

The board members denoted in attendance above represented a quorum. Joya De Foor served as chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board.

Motion by Adams. Seconded by McCarthy. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY I

4. ~~Approve the CMFA Special Finance Agency I FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

C. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VII

5. ~~Approve the CMFA Special Finance Agency VII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

D. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY VIII

6. ~~Approve the CMFA Special Finance Agency VIII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.~~

E. ACTION ITEMS FOR THE CMFA SPECIAL FINANCE AGENCY XII

7. Approve the CMFA Special Finance Agency XII FY 2024 audit and authorize the Audit Subcommittee to make future changes, as needed.

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.

F. INFORMATIONAL ITEMS FOR EACH AGENCY

8. Administrative Issues.

- a. Executive Director Report
- b. Transaction Update
- c. Legal Update

Administrative issues were discussed.

- 9. Adjournment.

Motion by Alexander. Seconded by Tanner. Motion carries unanimously, without abstentions.



**CALIFORNIA FOUNDATION FOR STRONGER COMMUNITIES
CALIFORNIA FOUNDATION FOR PUBLIC FACILITIES**

Minutes

Friday, January 10, 2025 @ 11:00 a.m.

City Hall, 200 S. Anaheim Blvd., Public Works South Conference Room, 2nd Floor, Anaheim, CA 92805

A. PROCEDURAL ITEMS FOR THE FOUNDATION

1. Call to Order and Roll Call.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Mr. Bob Adams | <input checked="" type="checkbox"/> Mr. Andrew Alexander |
| <input checked="" type="checkbox"/> Ms. Joya De Foor | <input type="checkbox"/> Mr. Marc Grisham |
| <input checked="" type="checkbox"/> Mr. Justin McCarthy | <input type="checkbox"/> Mr. Louis McClure |
| <input type="checkbox"/> Ms. Deborah Moreno | <input checked="" type="checkbox"/> Mr. Joseph Tanner |

The board members denoted in attendance above represented a quorum. Joya De Foor served as Chair. The meeting was called to order.

Executive Director, Edward Becker attended virtually. John Stoecker, Anthony Stubbs, and Travis Cooper attended as financial advisors to the Authority. Brian Haroldson of Jones Hall, APLC, attended as counsel to the Authority. Katrina Dair attended as a representative of Sierra Management Group, LLC. Jarod Suzuki attended virtually as a financial advisor to the Authority. Ron Lee of Jones Hall, APLC, attended virtually as counsel to the Authority. Ben Meeker, Karen Harvey, Crystal Liu, and Kirsten Borgquist attended virtually as representatives of Sierra Management Group, LLC.

2. Approve Minutes of the meeting(s) of the Board.

Motion by Tanner. Seconded by Alexander. Motion carries unanimously, without abstentions.

3. Public Comment.

None.

B. ACTION ITEMS FOR THE FOUNDATION

4. Discuss and Approve Charitable Donation Recipients.

The Board, by unanimous vote, approved a \$20,000 grant to Haven Hills, Inc. Motion by De Foor. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to House of Benevolence. Motion by De Foor. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$10,000 grant to Kidsave International; designated for operations in California. Motion by De Foor. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$35,000 grant to Rodgers Ranch Heritage Center. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$30,000 grant to Save Mount Diablo. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$40,000 grant to Unchained At Last, Inc.; restricted to California. Motion by De Foor. Seconded by McCarthy. Motion carries by unanimous vote, without abstentions.

The Board, by unanimous vote, approved a \$60,000 grant to VistAbility. Motion by Tanner. Seconded by Adams. Motion carries by unanimous vote, without abstentions.

C. INFORMATIONAL ITEMS FOR THE FOUNDATION

5. Administrative Issues.
 - a. Executive Director Report

Administrative issues were discussed.

6. Adjournment.

Motion by Tanner. Seconded by Adams. Motion carries unanimously, without abstentions.